

# KNOW ALL BY THESE PRESENTS THAT WE

**George Goodwin and Ellen S. Goodwin**, of Amherst, Massachusetts

for full consideration to us paid of **\$495,000.00** grant to

**Judith C. Sechrest**


of 26 Worcester Road, Princeton, MA 01541

with **WARRANTY** Covenants


the land, with the buildings thereon, located at **285 Lincoln Avenue, Amherst**, Hampshire County, Commonwealth of Massachusetts, which is more particularly bounded and described in Exhibit A annexed hereto and incorporated herein by reference.

Being the same premises conveyed to us by deed of Joan S. Weston and John C. Weston, Jr., dated August 26, 1986, and recorded in Hampshire Registry of Deeds Book 2793, Page 5.

Executed as a sealed instrument  
on: September 15, 2006

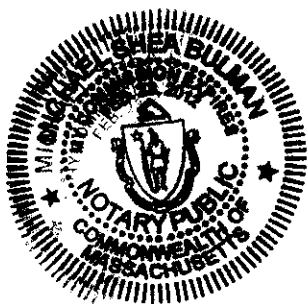
  
George Goodwin


  
witness to both

  
Ellen S. Goodwin

COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF HAMPSHIRE: SS

On this 15<sup>th</sup> day of September, 2006, before me the undersigned Notary Public, personally appeared the above named George Goodwin and Ellen S. Goodwin proved to me by satisfactory evidence of identification, being my own personal knowledge of the identity of the signatory to be the persons whose name are signed above, and acknowledged the foregoing to be signed by each of them as his or her free act and deed, voluntarily for its stated purpose.



  
Michael Shea Bulman, Notary Public  
My commission expires February 23, 2012



2006 00028064  
Bk: 8900Pg: 126 Page: 1 of 2  
Recorded: 10/03/2006 03:12 PM

MASSACHUSETTS EXCISE TAX  
Hampshire District ROD #13 001  
Date: 10/03/2006 03:12 PM  
ctrl# 016585 00320 Doc# 00028064  
Fee: \$2,257.20 Cons: \$495,000.00

285 Lincoln Avenue, Amherst

## EXHIBIT A

the land with the buildings thereon, situated on the east side of Lincoln Avenue, in said Amherst, it being designated as Parcel No. 1 on a plan titled Map showing Property of Frederick G. & Nancy S. Ruder, Amherst, Mass., dated July 15, 1961, drawn by Russell Snow, registered land surveyor, said plan to be recorded in the Hampshire County Registry of Deeds, more particularly bounded and described as follows:

Beginning at an iron pin on the east line of said Lincoln Avenue, it being the southwest corner of the tract herein described and the northwest corner of land of Robert J. and Jane Morrissey; thence N.  $0^{\circ} 59' 00''$  E. one hundred forty-four and six hundredths (144.06) feet along the easterly line of Lincoln Avenue to an iron pin; thence N.  $88^{\circ} 59' 16''$  E. one hundred and eighteen hundredths (100.18) feet along the southerly line of Parcel No. 2 as shown on said plan to an iron pin; thence N.  $78^{\circ} 50' 42''$  E. one hundred two and nineteen hundredths (102.19) feet along the southerly line of Parcel No. 3 as shown on said plan to an iron pin; thence S.  $0^{\circ} 16' 44''$  W. one hundred forty-four and thirty hundredths (144.30) feet along land of Clifford N. and Winnifred B. Oliver to an iron pin; thence S.  $83^{\circ} 59' 22''$  W. two hundred three and twenty-one hundredths (203.21) feet along land of Frank B. and Louise Thomas and land of Robert J. and Jane Morrissey to the iron pin marking the point of beginning. Containing 28,176 square feet.

ATTEST: HAMPSHIRE, Marianne L. Donohue, REGISTER  
 MARIANNE L. DONOHUE

285 Lincoln Ave. Amherst, MA 01002